



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 3, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Anthony Curzi *AC*
Regional Planning Assistant II
Zoning Permits North Section

SUBJECT: **Project No. R2011-01290-(5)**
Zone Change No. 201200003
Conditional Use Permit No. 201100120
RPC Meeting: July 10, 2013
Agenda Item 6
*** SUPPLEMENTAL INFORMATION ***

PROJECT BACKGROUND

The above-referenced project is for a conditional use permit ("CUP") and zone change to allow for the construction, operation, and maintenance of an operations building and maintenance facility on an approximately 4.8-acre site in the unincorporated community of Quartz Hill for the Quartz Hill Water District ("District"). The facility will be comprised of (1) an operations center housing offices, conference rooms, and the District's board room; (2) a storage warehouse area comprising 7,335 square feet; and (3) a vehicle and equipment parking area comprising 15,000 square feet. The zone change request is for the approximately 4.8-acre site from R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area) to C-3-DP (Unlimited Commercial – Development Program).

ADDITIONAL INFORMATION

In addition to the public hearing materials distributed on June 27, 2013, attached are the draft zone change resolution, draft CUP findings, and draft conditions for the project. Also attached is the draft Mitigation and Monitoring Program ("MMP") that should accompany the Mitigated Negative Declaration ("MND") previously circulated.

Staff would also like to clarify that the CUP will be to (1) permit the public utility service yard in the C-3 (Unlimited Commercial) zone as this use requires a CUP in that zone,

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and (2) to implement the development program on which the decision to rezone is based.

Staff would also like to clarify that the County is a Responsible Agency under the California Environmental Quality Act (CEQA) as the project's environmental document (MND) was prepared and adopted by the District. The County, in its capacity as Responsible Agency, has independently considered the MND prepared and adopted by the District, and the County through your Commission may adopt an MMP for the project.

STAFF RECOMMENDATION

A revised motion based on these clarifications is provided for your consideration:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND, AFTER CONSIDERING THE MITIGATED NEGATIVE DECLARATION PREPARED AND ADOPTED BY THE QUARTZ HILL WATER DISTRICT ON JULY 26, 2012, ADOPT SAID MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING PROGRAM.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NO. 201100120 SUBJECT TO THE FINDINGS AND CONDITIONS, AND RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF ZONE CHANGE NO. 201200003.

SMT:AMC:amc
07/03/13

Attachments: Draft Zone Change Resolution
 Draft Findings
 Draft Conditions
 Draft MMP

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES RELATING TO
ZONE CHANGE NO. 201200003
PROJECT NO. R2011-01290-(5)**

WHEREAS, Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), and Chapter 22.16, part 2 of the County Zoning Ordinance ("County Code") of the County of Los Angeles ("County") provides for the adoption of zone changes and amendments to the County zoning regulations; and

WHEREAS, the permittee, the Quartz Hill Water District ("District"), proposes to construct, operate, and maintain an operations building and maintenance facility on an approximately 4.8-acre site in Quartz Hill. The facility will be comprised of both a utility service center (normally a permitted use in the C-3 zone) and a utility service yard (a use subject to permits in the C-3 zone). A Public Utility Service Center ("Service Center") is defined in the County Code as a location used for the administration of public utilities, not including warehouses or storage yards. A Public Utility Service Yard ("Service Yard") is defined as a location used for an office, warehouse, storage yard, or maintenance garage of a public utility. In more detail, the Service Center will house the following functions:

1. A SCADA (Supervisory Control and Data Acquisition) system. This system monitors all water flows and the District's water distribution and storage.
2. A Water Quality Laboratory. This laboratory will maintain water quality parameters.
3. Real time monitoring of the District's facilities.

The Service Yard will be used as a warehouse to store the District's materials and equipment.

The facility will be housed in a 31,194-square-foot (approximately 100-foot-by-299-foot), maximum two-story building designed in a western-frontier ranch style. The building will contain three main components: (1) an operations center housing a public counter, offices, conference rooms, and the District's board room; (2) a storage/warehouse area comprising 7,335 square feet; and (3) a vehicle and equipment parking area comprising 15,000 square feet. Parking for 59 vehicles, including three disabled-accessible spaces, will be provided in the front of the property for customers and employees. Ingress and egress to the site will be provided by two new (52- and 30-foot) driveways accessing Avenue L and one 26-foot-wide driveway off of 50th Street West; and

WHEREAS, the Applicant has requested approval of Zone Change No. 201200003 to change zoning of the 4.8-acre Map Area from R-1-7,500 (Single Family Residence – 7,500 Square Foot Minimum Required Lot Area) zone to C-

3-DP (Unlimited Commercial – Development Program) zone pursuant to Sections 22.28.180, 22.28.210, 22.40.30 and 22.40.40 of the County Zoning Ordinance, and

WHEREAS, the Regional Planning Commission of the County (“Planning Commission”) has conducted a public hearing in the matter of Zone Change No. 201200003 on _____; and

WHEREAS, the Planning Commission finds as follows:

1. The Project Site is located within the unincorporated area identified as Quartz Hill on the County's Zoned District Map.
2. Regional access to the Project Site is provided by 50th Street West and Avenue L.
3. Zone Change No. 201200003 is a request to change zoning on 4.8 acres from the R-1-7,500 zone to the C-3-DP zone; the C-3-DP designation will ensure that development occurring after rezoning will be compatible with the surrounding area. As applied to this case, the C-3-DP zoning will authorize the development program on the Project Site.
4. Approval of the associated Conditional Use Permit No. 201100120, will not become effective unless and until the Los Angeles County Board of Supervisors (“Board”) has approved and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.
5. The Project Site is approximately 4.8 gross acres in size. The Project Site is rectangular in shape. The Project Site is currently vacant property.
6. The properties surrounding the Project Site are located in County unincorporated areas and are zoned as follows:

North: A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area).

South: R-1-7,500

East: R-1-7,500, CPD (Commercial Planned Development)

West: R-1-7,500

8. Surrounding land uses within 1000 feet of the Project Site are as follows:

North: Single-family residences, vacant land.
South: Single-family residences.
East: Vacant land, commercial structures.
West: Single-family residences.

10. The site plan depicts the subject property with a new building measuring approximately 100 feet by 300 feet. The building is divided into three areas: (1) an operations center measuring 6,194 square feet, (2) a storage/warehouse facility measuring 7,335 square feet, and (3) vehicle equipment and parking measuring 15,000 square feet. An additional 1,750 square feet is located in a second-story mezzanine in the operations center. Parking is depicted at the front and sides of the building, including parking for seven service trucks. A total of 13,695 square feet of landscaping is provided on site. Two new driveways (52 and 30 feet wide) accessing Avenue L and one 26-foot-wide driveway accessing 50th Street West are depicted.

11. The site is currently zoned R-1-7,500, and the land use designation is U1 and C. To be consistent with the plan designation, a zone change to C-3-DP is being requested by the applicant. This will allow the site to be developed in accordance with the underlying plan category. Moreover, to permit the construction of the proposed facility, a zone change is necessary as these facilities are not permitted in the R-1 zone.

Therefore, modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

12. The site is an ideal location for the applicant's facility. To accommodate the realization of this structure, a zone change is needed. This zone change will permit the applicant to construct a much-needed facility, centralizing a number of outdated and dispersed locations into one, allowing for more efficient operations and better customer service.

Therefore, a need for proposed zone classification exists within such area or district; and

13. The proposed facility is compatible with the surrounding land uses, which are mostly residential. An existing 8-foot block wall will aid in buffering residential uses from the new facility. Access to the site will be from Avenue L and 50th Street West, which are improved as necessary to carry the quantity and type of traffic generated by the project.

Therefore, the particular property under consideration is a proper location for said zone classification within such area or district; and

14. By centralizing a number of outdated and dispersed locations into one centralized and state-of-the-art facility, the applicant will be better able to fulfill its mission of providing water to Quartz Hill and to better serve its customers. While currently zoned R-1, the area has a mix of residential and commercial uses, and the proposed facility will be in character and compatible with the surrounding uses. The zone change will be

accompanied by a CUP to implement a Development Program, so the zone change will only permit the requested use of a Service Center and Service Yard.

Therefore, the placement of the proposed zone at such location will be in the interest of the public health, safety, and general welfare, and in conformity with good zoning practice.

15. The technical and engineering aspects of the Project have been resolved to the satisfaction of the Los Angeles County Department of Public Works, Fire, Parks and Recreation, Public Health, and Regional Planning.
16. Compatibility with surrounding land uses will be ensured through the adoption and/or approval of the related Conditional Use Permit, and associated Conditions of Approval including the mitigation measures in the Mitigation Monitoring and Reporting Program ("MMRP").
17. The Zone Change will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
18. The applicant has satisfied the "Burden of Proof" for the requested zone change.
19. During the _____ public hearing, the Regional Planning Commission ("Planning Commission") heard a presentation from staff and testimony from the applicant and members of the public. Commissioners _____ were present. The applicant's representatives, _____ testified in favor of the Project.
20. _____ of the applicant's representatives and _____ other persons testified in favor of the Project and _____ persons testified with concerns regarding the project.
21. _____ phone calls were received from members of the public. Phone calls were primarily inquiries regarding _____.
22. Staff has received _____ written comments during the noticing period. _____ indicated support for the Project due to _____. _____ indicated concerns regarding _____.
23. *Placeholder for Planning Commission action.*

24. The Department of Regional Planning ("Department"), on behalf of the County as Responsible agency pursuant to the California Environmental Quality Act ("CEQA"), has considered the Mitigated Negative Declaration ("MND") prepared and adopted by the District and, through its independent judgment, has adopted the MND.
25. Based on the Initial Study, an MND was prepared for this Project by the District as lead agency. Mitigation measures are necessary in order to ensure the proposed Project will not have a significant effect on the environment, and such measures have been included in the County's Mitigation Monitoring and Reporting Program ("MMRP").
26. The MMRP prepared by the County in conjunction with the MND, identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project. The MMRP is consistent with the conclusions and recommendations of the MND.
27. *Placeholder for Commission findings regarding MND and MMRP.*

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

1. Hold a public hearing to consider adoption of Zone Change No. 201200003, and approve Conditional Use Permit No. 201100120;
2. Consider the certified MND completed in compliance with the California Environmental Quality Act and the State and Lead Agency guidelines related thereto and reflects the independent judgment of the Board;
3. Find that the Board has reviewed and considered the information contained in the MND prior to approving the proposed zone change;
4. Determine that the significant adverse effects of the Project, as described in the MND, have either been reduced to an acceptable level;
5. Approve and adopt the MMRP for the Project, included with the MND pursuant to Section 21081.6 of the Public Resources Code, find that the MMRP is adequately designed to ensure compliance with the mitigation measures during project implementation;
6. Find that the recommended change of zone is consistent with the goals, policies and programs of the Area Plan;
7. Find that the public convenience, the general welfare, and good zoning practice justify the recommended change of zone; and therefore

8. Adopt the recommended Zone Change No. 201200003 changing the zoning classification on the property as depicted on the attached Exhibits and described herein above.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on

_____.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SMT:amc
7/10/13

Attachments: Zone Change Maps and Ordinance

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01290-(5)
CONDITIONAL USE PERMIT NO. 201100120**

1. **ENTITLEMENT REQUESTED.** The applicant, the Quartz Hill Water District ("District"), is requesting a Conditional Use Permit ("CUP") to authorize the establishment and authorization of a Development Program to authorize the construction, operation, and maintenance of a public utility service yard and public utility service center in the C-3-DP zone pursuant to Los Angeles County ("County") Code Sections 22.28.180, 22.28.210 and 22.40.030. The project also includes a Zone Change request to change the zoning of the 4.8-acre subject property from R-1-7,500 (Single Family Residence – 7,500 Square Foot Minimum Required Lot Area) zone to C-3-DP (Unlimited Commercial – Development Program) zone.
2. **HEARING DATE.** July 10, 2013.
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** To be inserted after public hearing(s) to reflect hearing proceedings.
4. **PROJECT DESCRIPTION.** The applicant, the District, proposes to construct, operate, and maintain an operations building and maintenance facility on an approximately 4.8-acre site in Quartz Hill. The facility will be comprised of both a Public Utility Service Center (normally a permitted use in the C-3 zone) and a Public Utility Service Yard (a use subject to permits in the C-3 zone). A Public Utility Service Center ("Service Center") is defined in the County Code as a location used for the administration of public utilities, not including warehouses or storage yards. A Public Utility Service Yard ("Service Yard") is defined as a location used for office, warehouse, storage yard, or maintenance garage of a public utility. In more detail the Service Center will house the following functions:
 - A SCADA (Supervisory and Data Acquisition) system. This system monitors all water flows and the District's water distribution and storage.
 - A Water Quality Laboratory. This laboratory will maintain water quality parameters.
 - Real time monitoring of the District's facilities.

The Service Yard will be used as a warehouse to store the District's materials and equipment.

The facility will be housed in a 31,194-square-foot (approximately 100-foot-by-299-foot) maximum two-story building designed in a western-frontier ranch style. The building will contain three main components: (1) an operations center housing a public counter, offices, conference rooms and the District's board room; (2) a storage/warehouse area comprising 7,335 square feet; and (3) a vehicle and equipment parking area comprising 15,000 square feet. Parking for 59 vehicles, including three disabled-accessible spaces, will be provided in front for customers and employees. Ingress and egress to the site will be provided by two new (52-

and 30-foot) driveways accessing Avenue L and one 26-foot-wide driveway off of 50th Street West.

5. **LOCATION.** The project site is located on Avenue L west of 50th Street West in the Fifth Supervisorial District and within the Quartz Hill Zoned District. The Assessor's Parcel Numbers are 3102-026-902, 3102-026-903, 3102-026-904, and 3102-026-905.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the subject property with a new building measuring approximately 100 feet by 300 feet. The building is divided into three areas: (1) an operations center measuring 6,194 square feet, (2) a storage/warehouse facility measuring 7,335 square feet, and (3) vehicle equipment and parking measuring 15,000 square feet. An additional 1,750 square feet is located in a second-story mezzanine in the operations center. Parking is depicted at the front and sides of the building, including parking for seven service trucks. A total of 13,695 square feet of landscaping is provided on site. Two new driveways (52 and 30 feet wide) accessing Avenue L and one 26-foot-wide driveway accessing 50th Street West are depicted.
7. **EXISTING ZONING.** The subject site is zoned R-1-7,500. The project proposes a zone change to C-3-DP. Surrounding properties are zoned as follows:

North: A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area).
South: R-1-7,500
East: R-1-7,500, CPD (Commercial Planned Development)
West: R-1-7,500
8. **EXISTING LAND USES.** The subject site is vacant land. Surrounding properties are developed as follows:

North: Single-family residences, vacant land.
South: Single-family residences.
East: Vacant land, commercial structures.
West: Single-family residences.
9. **PREVIOUS CASES/ZONING HISTORY.**
Ordinance No. 6009 on July 8, 1952 established the R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area) zone on the subject property.
Ordinance No. 7183 on August 2, 1957 established the R-1-7,500 (Single Family Residence – 7,500 Square Feet Minimum Required Lot Area) zone on the subject property.
10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the "1" (Low Density Residential) land use category of the County

General Plan ("General Plan") and the U1 (Urban 1) and C (Community Commercial) land use categories of the Antelope Valley Areawide General Plan ("Community Plan"). The "1" designation is intended for large lot estates and typical suburban development with densities ranging from one to six dwelling units per gross acre. The "U1" designation is intended for residential uses from 1.1 to 3.3 dwelling units per acre, and the "C" designation is intended for retail sales most commonly found in shopping centers such as supermarkets, drug stores, small clothing stores, hardware stores and donut shops. However, the Community Plan allows for flexibility when permitting uses such as that applied for by the applicant as it states the following (Page VI-11):

Within the various land use classifications show on the Land Use Policy, there may be a variety of existing (or potential) sites devoted to open space, public or semi-public uses such as schools, churches, parks, flood control basins or channels, communication facilities and other similar community-serving uses. While every effort has been made to identify these uses on the Land Use Policy Map, it is the express intent of this Plan to permit, subject to an appropriate design review process involving the Regional Planning Commission and a finding of no significant negative impacts on the environment, the expansion of existing facilities, when appropriate and not in conflict with the existing and future land use patterns as shown on the Land Use Policy Map.

As the proposed use is a semi-public and community-serving use and the project will be before the Regional Planning Commission ("Commission") with a finding of no significant negative impact on the environment with mitigation (as concluded in the MND prepared by the District), it is consistent with the land use policies of the Community Plan to establish on the subject site. Furthermore, the proposed project will not be in conflict with the existing and future land uses patterns of the area as it will be designed in a manner compatible with other structures in the immediate community. Its architectural style is one that blends in well with the community and there is adequate distance between the building and surrounding residential land uses. Landscaping around the building will further soften and buffer the use from neighboring properties.

The following policies of the General Plan are applicable to the proposed project:

- *Policy 9: Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.*

While not a conventional commercial establishment, the proposed facility will be a central place where Quartz Hill residents can pay their water bills, request District-related services and assistance, and attend District Board meetings. The facility is designed in a manner that will complement the Quartz Hill community and the immediate neighborhood.

The following policies of the Community Plan are applicable to the proposed project:

- *Land Use Policy 4: Accommodate population and land use growth in a "centralized," rather than a uniformly "dispersed" pattern, providing for a broad range of densities and types of uses. Higher density and intensity uses will be structured at the "core" or "cores" of the community around which lower intensity uses will be grouped. Lowest density uses should be located at the periphery of the community.*

The District will centralize its facilities in a single location within the community of Quartz Hill. The proposed facility will be in an established area with existing development nearby. It will provide a convenient place where District customers can go conduct business and where the District can conduct its day-to-day activities. It will be built in an area considered a "core" by the Community Plan.

11. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.

Pursuant to Section 22.28.220 of the County Code, establishments in the C-3 Zone are subject to the following development standards:

- Not more than 90 percent of the net area shall be occupied by buildings, with a minimum of 10 percent of the net area landscaped.
Buildings on the project site will not exceed 90 percent of the net area and 10 percent of the net area will be landscaped.
- That adequate parking be provided as required by Part 11 of Chapter 22.52.
Parking for 59 vehicles will be provided, which is adequate per Part 11 of Chapter 22.52

- 12. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The proposed facility is compatible with the community. By designing a building with a compatible architectural style and with a massing and bulk that is context sensitive, the new Service Center and Service Yard is appropriate for the immediate area. Its two-story design and frontier-western architectural style blends in well with the community. By centralizing many outdated and dispersed locations into a central facility, the community will benefit from a new state-of-the-art building that will allow the applicant to meet its mission while providing the community with a new asset.

13. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.

County Department of Public Works ("Public Works")

Public Works recommends approval of this project and has recommended conditions of approval.

County Fire Department ("Fire Department")

The Fire Department recommends approval of this project as the project will provide adequate fire access, water flow, and fire suppression technology.

County Department of Parks and Recreation ("Parks and Recreation")

Parks and Recreation stated that the proposed project will not have impacts its facilities.

County Department of Public Health ("Public Health")

Public Health recommends approval of the proposed project with recommended conditions pertaining to construction and operational noise impacts.

14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No comments have been received.
15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
16. **PUBLIC COMMENTS.** No comments have been received.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The proposed use is consistent with the adopted general plan for the area as it is designated U1 and C in the Community Plan. The U1 designation permits residential uses from 1.1 to 3.3 dwelling units per acre, and the C designation permits commercial and retail uses. A zone change to C-3-DP will ensure that the zoning and land use designations are consistent with each other. Furthermore, the Community Plan allows for flexibility in permitting the type of use applied for by the applicant by allowing for public or semi-public uses within various land use classifications. The facility will be a community-serving use and its design has been reviewed and approved by the community.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

18. The facility will be compatible with the surrounding uses. The project site is appropriate for the facility as it is able to accommodate the proposed building while keeping negative impacts to a minimum. The project has been designed so that work vehicles entering the site will be going to the rear of the property and the facility's garage and warehouse are located indoors, so no work will be performed outside. The project site is appropriate for the facility as it is able to accommodate the proposed building while keeping negative impacts to a minimum.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

19. The project site is 4.8 acres and easily accommodates all facilities, parking, landscaping, and all other development features. No variances from standards are necessary. The offices for the District will be located in the front of the building, fronting West Avenue L while the garage and warehouse will be located at the

rear, hidden away from public view. Landscaping will further aid in softening the facility's impact from neighboring uses.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as otherwise required in order to integrate said use with the uses in the surrounding area.

20. Access to the site is from Avenue L, a 60-foot-wide street, and 50th Street West, a 90-foot-wide street, which are sufficiently wide to accommodate the type and quantity of pedestrian, bicycle, and vehicle traffic that would be generated by the project. All other services (electricity, telephone, gas, water) are proximate to the site.

Therefore, the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate and other public or private service facilities as required.

ENVIRONMENTAL DETERMINATION

21. The District is the Lead Agency for the project pursuant to the California Environmental Quality Act ("CEQA"). The County is a Responsible Agency under CEQA, with permitting authority for the entitlements within the County. As Lead Agency, the District analyzed the environmental impacts of the project in a Mitigated Negative Declaration ("MND") (SCH No. 2012061084), which was certified by the District on July 26, 2012. The MND as prepared by the District includes Response to Comments dated July 26, 2012, and identifies mitigation measures to be implemented as part of the project.
22. The Commission has reviewed and considered the MND and finds that it reflects the independent judgment of the County. As stated in the MND, identified impacts to cultural resources can be reduced to acceptable levels with the mitigation measures identified in the MND and incorporated as conditions in this grant.
23. A Mitigation Monitoring Program ("MMP") consistent with the MND has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
24. The MMP prepared in conjunction with the MND identifies in detail the manner in which compliance with the measures adopted to mitigation or avoid potential adverse impacts of the project to the environment is ensured.
25. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning

Commission determines that it is necessary to limit the term of the grant to fifteen (15) years.

26. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 and 22.16.110 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

- 1. The Regional Planning Commission, having considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment as modified, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for

the project.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100120 is approved subject to the attached conditions.

VOTE:

Dissenting:

Abstaining:

Absent:

Action Date: July 10, 2013

SMT:amc
July 10, 2013

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01290-(5)
CONDITIONAL USE PERMIT NO. 201100120**

PROJECT DESCRIPTION

The project is the construction, operation, and maintenance of a Public Utility Service Yard and Public Utility Service Center for the Quartz Hill Water District on the 4.8-acre property in the unincorporated community of Quartz Hill. The facility will be housed in a 31,194-square-foot (approximately 100-foot-by-299-foot), maximum two-story building designed in a western-frontier ranch style. The building will contain three main components: (1) an operations center housing offices, conference rooms, and the District's board room comprising 6,194 square feet; (2) a storage/warehouse area comprising 7,335 square feet; and (3) a vehicle and equipment parking area comprising 15,000 square feet. Parking for 59 vehicles, including three disabled-accessible spaces, will be provided in the front of the property for customers and employees. Ingress and egress to the site will be provided by two new (52- and 30-foot) driveways accessing Avenue L and one 26-foot-wide driveway accessing 50th Street West. The project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the adoption of an ordinance changing the zoning of the subject property as recommended under Zone Change No. 201200003 from the R-1-7,500 (Single-Family Residential – 7,500 Square Foot Minimum Required Lot Area) zone to the C-3-DP (Unlimited Commercial – Development Program) zone, by the Los Angeles County ("County") Board of Supervisors; and the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the necessary documents have been recorded as required by Condition Nos. 7 and 24; and until all required monies have been paid pursuant to Condition Nos. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County

or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on July 10, 2028.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the

required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,231.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate

to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

23. This grant shall authorize (1) the establishment, operation, and maintenance of a public utilities service yard in the C-3 zone pursuant to Section 22.28.210 of the Title 22 of the Los Angeles County Code ("Zoning Code") and (2) the establishment and implementation of a Development Program for the construction, operation, and maintenance of a utility service yard and utility service center in connection with the zone change from R-1-7,500 to C-3-DP zone pursuant to Los Angeles County ("County") Code Sections 22.40.030 and 22.40.040.
24. A covenant to tie all subject parcels together shall be recorded in the office of the Recorder. The permittee shall provide a copy of the recorded covenant prior to the use of this grant.
25. No building or structure of any kind except a temporary structure used in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
26. All improvements shall be completed prior to the occupancy of any structures.
27. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

28. Buildings shall be constructed and maintained in substantial conformance with the architectural renderings as provided in the environmental document and considered by the Commission.
29. Hours of operation for the facility shall be from 8:00 a.m. to 4:00 p.m., Monday through Friday, except in cases of emergency repair.
30. All maintenance work, including repairs and fabrication of materials, shall be conducted indoors. The roll-up doors on the east side of the building shall be closed with the closing of the facility.
31. All outdoor storage within the maintenance yard shall comply with the outside storage provisions of Part 7 of Chapter 22.52 (Outside Storage and Display) of the County Code.
32. The permittee shall comply with all conditions set forth in the attached County Fire, Public Works, and Public Health Department letters dated February 21, 2013, April 17, 2013, and March 12, 2013 respectively.

Attachments:

Public Works Letter dated April 17, 2013
Fire Department Letter dated February 21, 2013
Public Health Letter dated March 12, 2013.
Mitigation Monitoring Program

COUNTY OF LOS ANGELES

MMRP COMPLIANCE STATUS
Mitigation Monitoring and Reporting Program

MITIGATION MONITORING PROGRAM
PROJECT NO. R2011-01290-(5) / RENV 201100190, RCUP 201100120

Monitoring Agency Approval	Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party	Comments
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Cultural Resources						
<input type="checkbox"/> DRP	If human remains are found during construction there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Los Angeles County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and the associated grave goods as provided in Public Resources Code Section 5097.98.	Suspension of construction activities until coroner can examine them and refer to Native American Heritage Commission as appropriate.	During Construction	Applicant	DRP	

Monitoring Agency Approval	Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party	Comments
<input type="checkbox"/> DRP	<p>In the event that archaeological resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate CA Dept of Parks and Recreation Site Forms to be filed with the CA Historical Resources Information System - South Central Coastal Information Center (CHRIS), evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and the CA Office of Historic Preservation (COHP) guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, DRP and the CHRIS as required by the COHP. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the CA Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological</p>	<p>Suspension of construction activities until a qualified archeologist can examine them and determine appropriate mitigation measures.</p>	<p>During Construction</p>	<p>Applicant</p>	<p>DRP</p>	

Monitoring Agency Approval	Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party	Comments
	(contd) and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find. a full evaluation of the eligibility with respect to the CA Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.					

Compliance						
<input type="checkbox"/> DRP	As a means of ensuring compliance with above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, if necessary, until such time that all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account.	Yearly and as required	Applicant and subsequent owner(s)	DRP	

Figure 1

Vicinity Map





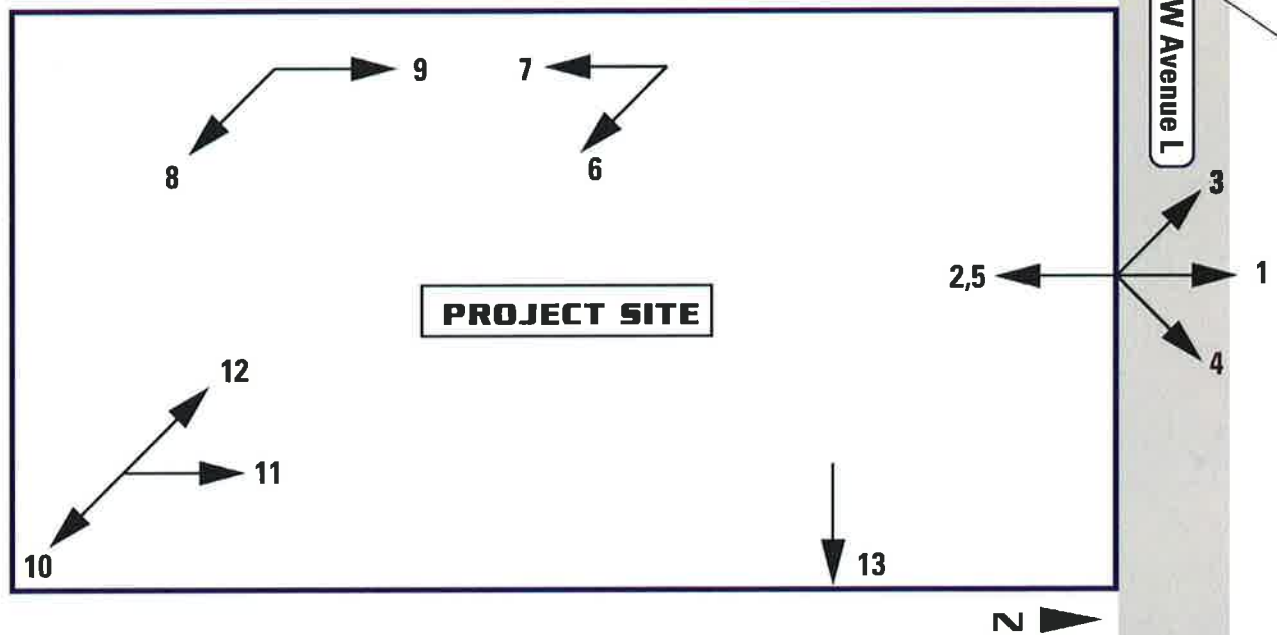


Photo 1: View of W Avenue L from northern property boundary.

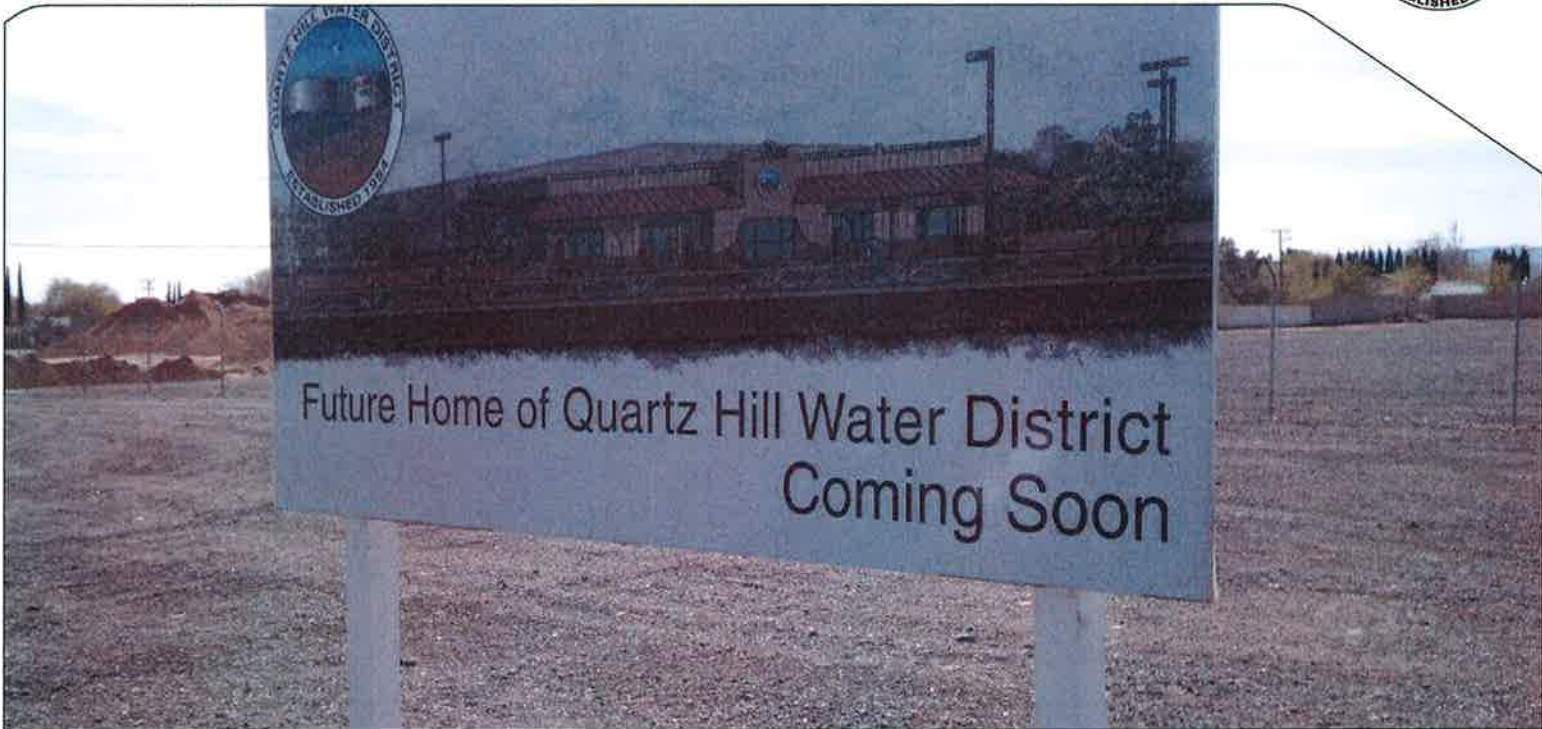


Photo 2: Project Site Sign in northern portion of property.



Photo 3: View northwest to W Avenue L from northern property boundary.



Photo 4: View northeast to intersection of W Avenue L and 50th Street West from northern property boundary.



Photo 5: View of the project site from northern property boundary, facing south.



Photo 6: View of southeastern area and property line.



Photo 7: View of southwestern area and property line.



Photo 8: View of southeastern property corner. Block wall is property line.



Photo 9: View of western property line, facing northwest. Block wall is property line.



Photo 10: View of proposed secondary access driveway in southeastern property corner.



Photo 11: View of eastern property line, facing north. Block wall is property line.

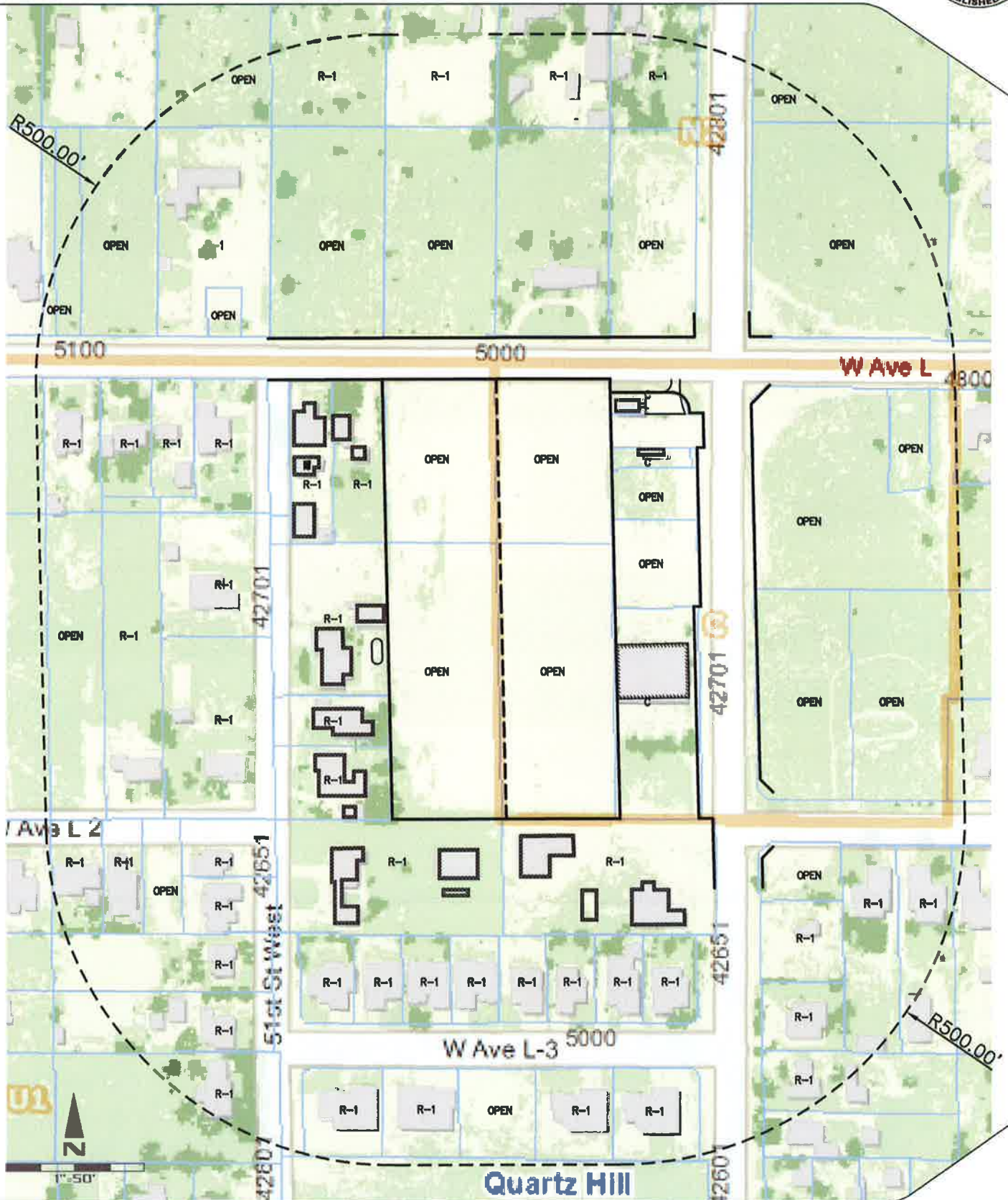


Photo 12: View of the project site from the southeastern property corner, facing northwest.



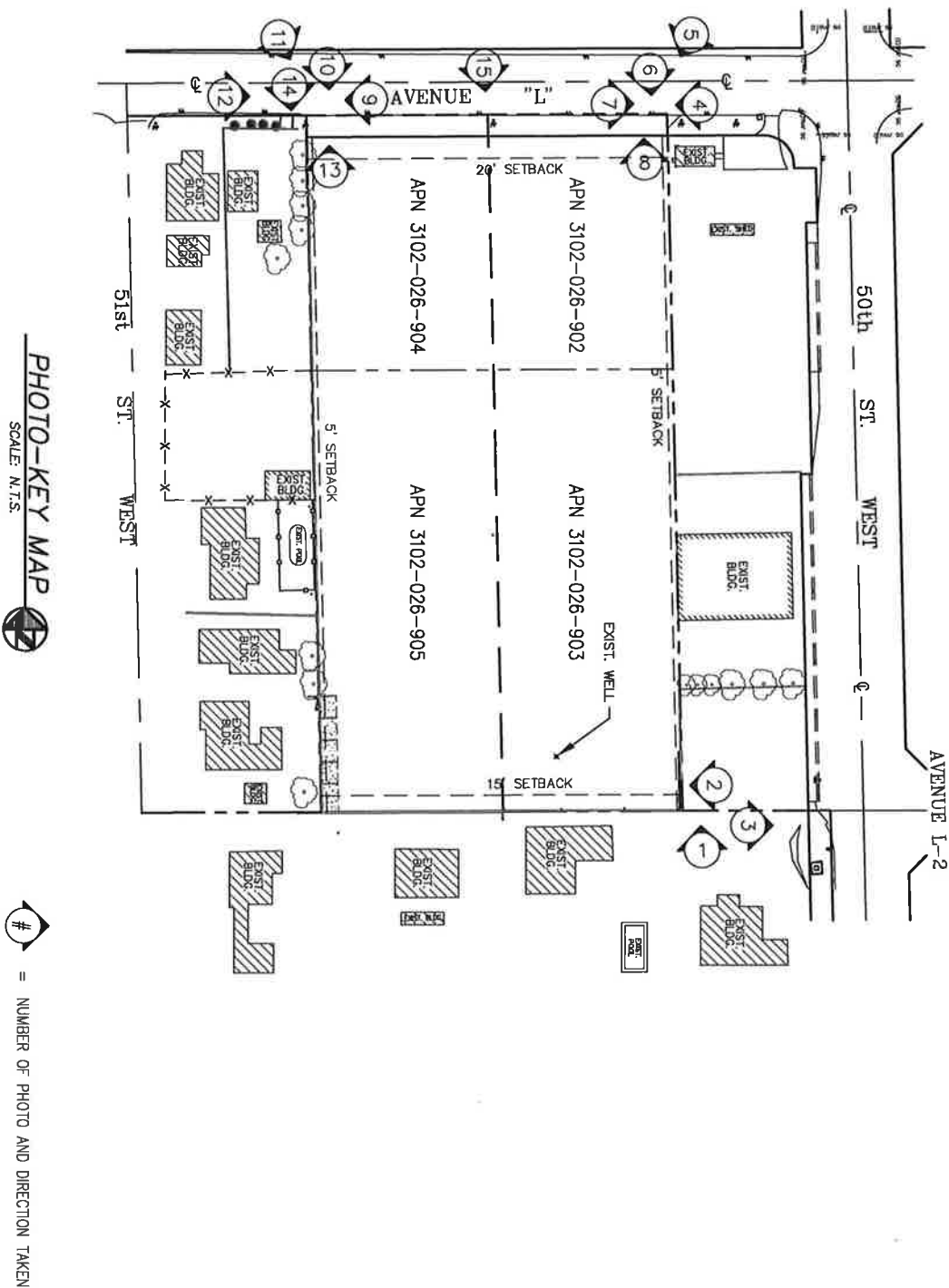
Photo 13: View of project site from eastern portion of the property, facing east. Chain link fence is property boundary.

500-ft Radius Map of Existing Land Use



Legend

LAND USE	
C	Commercial
R-1	Residential - 1 Unit



DEVELOPER: QUARTZ HILL WATER DISTRICT	QUARTZ HILL WATER DISTRICT 42141 N 50TH STREET WEST QUARTZ HILL, CA 93536 TELEPHONE : (661) 943-3170 DATE: 8-29-11
PHOTO-KEY MAP (APN 3102-026-902, 903, 904 & 905)	IMPROVEMENT PLAN FOR: OPERATIONS CENTER & MAINTENANCE FACILITY AVENUE L & 50TH STREET WEST, QUARTZ HILL, CA 93536



1 – South East Access Gate



2 – South Wall at Gate



3 – East View at South Gate



4 – Avenue L



5 – North East Corner



6 – North East Corner Adjacent Real Estate Sales Office



7 – Intersection Avenue L and 50th Street West



8 – Avenue L



9 – Avenue L North West Corner



10 – North West Corner of Site



11 – Site from North West Corner



12 – Avenue L



13 – Avenue L



14 – North West Corner – Adjacent Residence



15 – Site from Avenue L